

## **Crest/Dehesa/Harbison Canyon/Granite Hills**

---

### **Overview**

The Crest/Dehesa/Harbison Canyon/Granite Hills subregion consists of four distinct areas, which all contain commercial designated lands. Commercial development on designated lands, however, is only located in the Crest and Harbison Canyon subareas. These small-scaled commercial uses provide a limited range of services for the community.

The Dehesa subarea also has small-scale commercial uses but the predominant commercial establishments include the Sycuan Casino and Singing Hills Resort. These commercial uses do not provide basic services needed by residences, but rather serve the traveling public.

In general, commercial needs are met by outside commercial centers located in the neighboring City of El Cajon. As a result, commercial demand is low, as indicated by vacancies and changes in ownership and use.

### **Key Issues**

- Commercial needs are met by neighboring jurisdiction
- Predominance of vacancies, changes in ownership and uses

### **Planning Group Direction**

The Planning Group has recommended retaining the existing commercial designations.

### **Additional Staff Analysis/ Recommendations**

Staff supports the Planning Group direction even though the ERA needs analysis shows an overall deficit in commercial and industrial land uses. The Planning Group recognizes that the adjacent City of El Cajon serves as a broader market for the resident population of this community. Additionally, the existing businesses within the Community Plan Area do not appear to be in high demand as indicated by vacancies and changes in ownership and use.

### **Planning Commission Recommendations**

The Planning Commission concurs with staff's recommendation.

**ERA Needs Analysis**  
*(all numbers in gross acres)*

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	25	15	(10)	19	(6)
Industrial	16	0	(16)	0	(16)
Office	10	0	(10)	0	(10)

*Note: All numbers are rounded to the nearest whole number.*

*Source: Economics Research Associates, County of San Diego*